

1700 1st Street

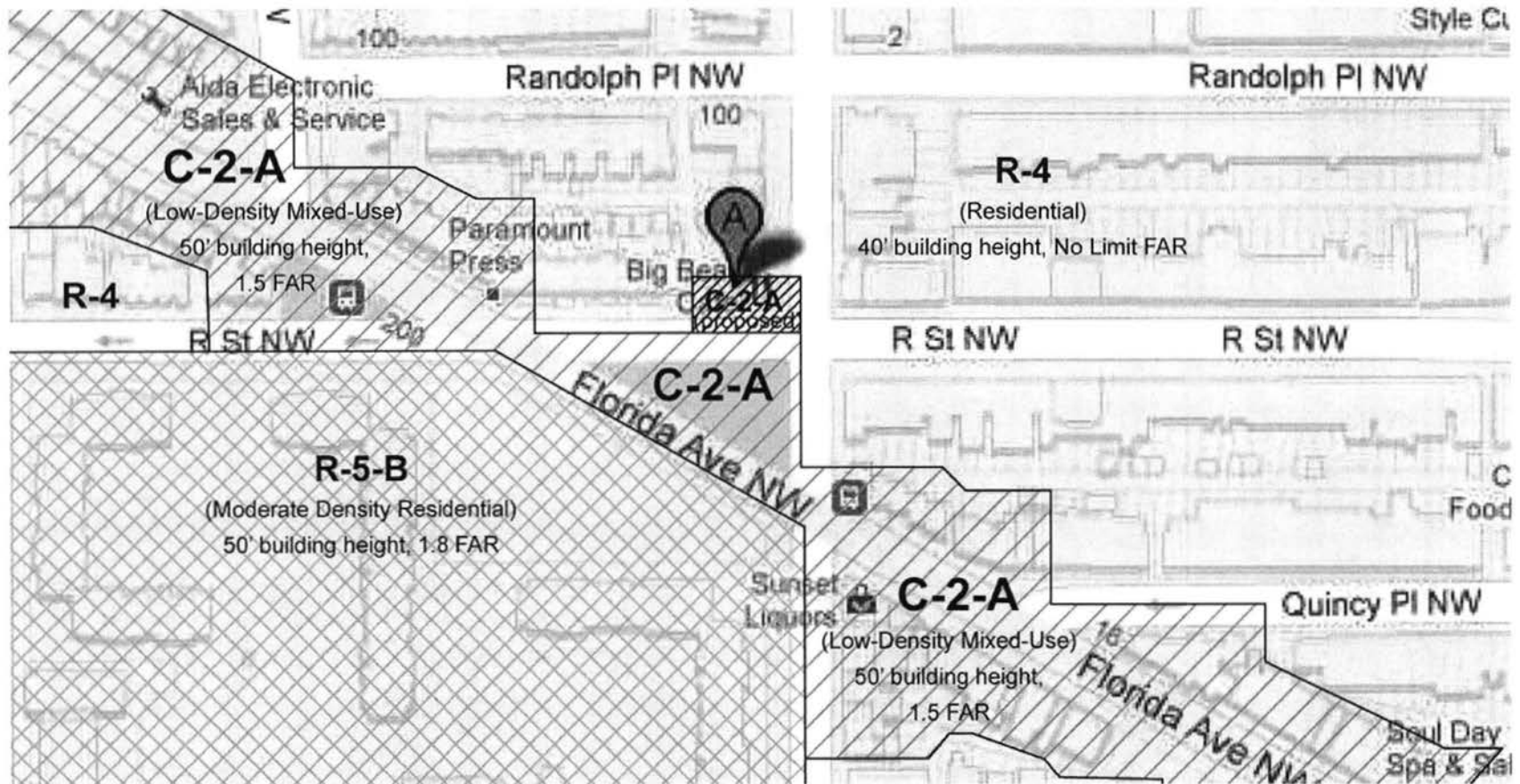
Map Amendment ZC 10-14



ZONING COMMISSION
District of Columbia
CASE NO. 10-14
EXHIBIT NO. 40

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Proposed Map Amendment



Commercial Use for 121 Years

Original 1891 Commercial Building Permit

(Form B.) No. 992

PERMIT TO BUILD.

DISTRICT OF COLUMBIA
OFFICE OF INSPECTOR OF BUILDINGS.

Washington, D.C. 1891

This is to Certify, That *G. A. Beale*
has permission to erect *Resident Y. Beale* building on lot 1
square 5 in accordance with application No. 992, on file
in this office, and subject to the provisions of the Building Regulations of the District.
No. 17 or 16 1712 1st between Bloomingdale County

The right is reserved to examine the buildings as often as may be necessary while
in course of erection, and order any changes in the construction that may be deemed
requisite to insure sufficient strength, solidity and safety from fire.

All flues must be enclosed with brick walls nine inches thick or cased with terra-
cotta pipes eight inches inside diameter enclosed with brick work not less than four
and one-half inches thick.

By order of the Commissioners, D. C.

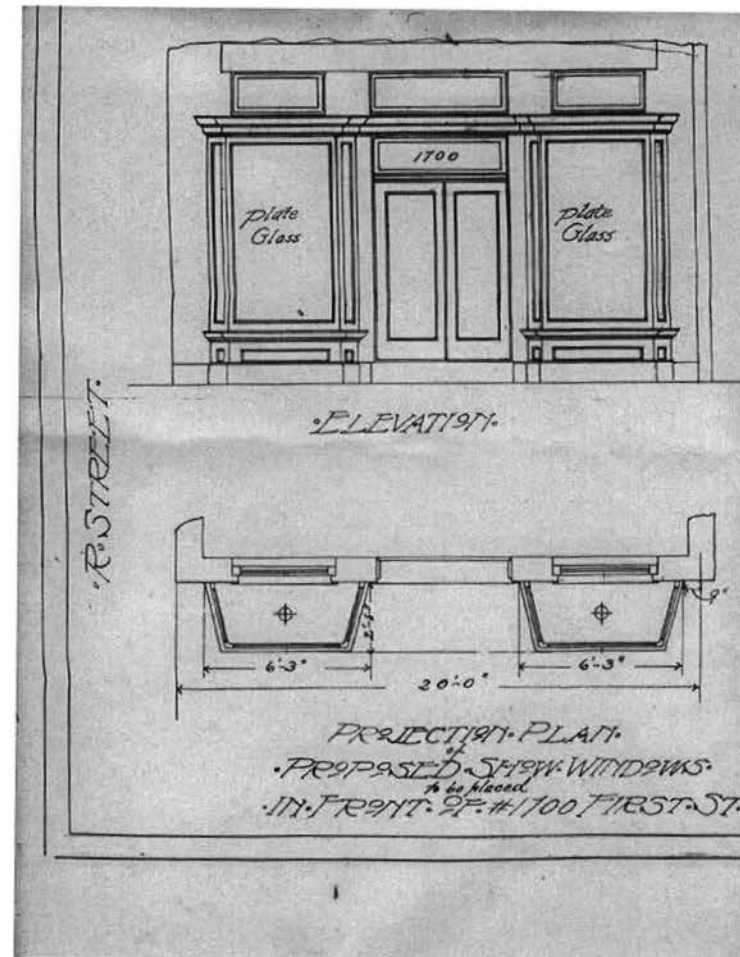
For 8/14/91 *J. W. B. [Signature]*
INSPECTOR OF BUILDINGS

OFFICE OF INSPECTOR OF BUILDINGS.

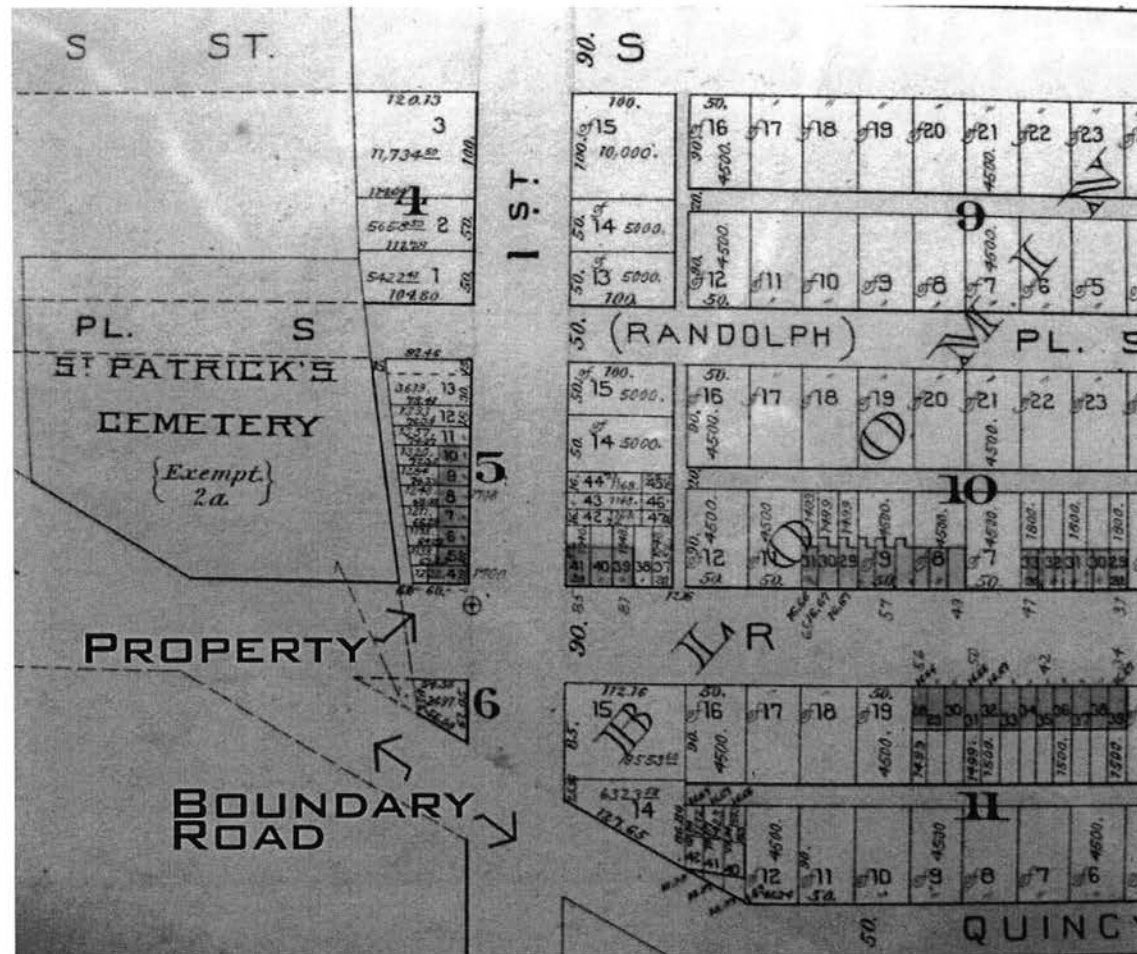
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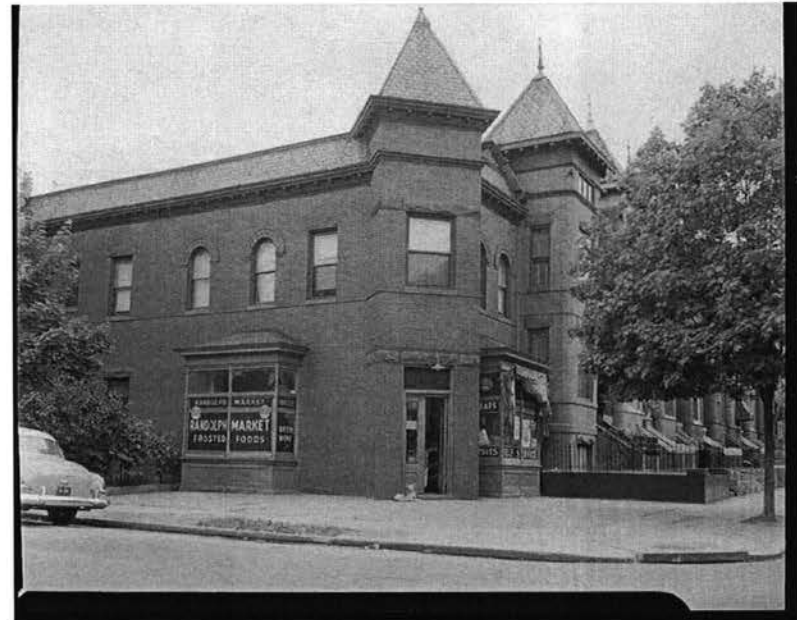
↑
MIXED-USE BUILDING PERMIT
FOR ALL PROPERTIES ALONG
1ST STREET (BETWEEN R
AND RANDOLPH)



The Property was one of the first buildings built in the neighborhood - intended as local commercial establishment that was a part of a mixed use development.



Surrounding Commercial Buildings Early 1900s



Grandfathered Certificate of Occupancy

<p>Department of Consumer and Regulatory Affairs Permit Operations Division 1100 4th Street SW Washington DC 20024 Tel. (202) 442 - 4589 Fax (202) 442 - 4862</p>					
<p>C_{of}O</p>		<p>CERTIFICATE OF OCCUPANCY</p>			
<p>THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS SHOWN ENTRANCE</p>					
<p>PERMIT NO. CO1001865</p>		<p>Date: 04/23/2010</p>			
<p>Address of Use 1700 1ST ST NW</p>		<p>Zone R-4</p>	<p>Ward 5</p>	<p>Square 3193</p>	<p>Lot 0890</p>
<p>Description of Occupancy BIG BEAR CAFE (RESTAURANT/PREPARED FOOD SHOP WITH SEATS AND MARKET) LOCATED IN BASEMENT AND FIRST FLOOR.</p>					
<p>Permission Is Hereby Granted To Big Bear Cafe, LLC</p>		<p>Trading As: BIG BEAR CAFE</p>		<p>Floor(s) Occupied 1ST + BSMT</p>	
<p>Property Owner Stuart Davenport</p>		<p>Previous User(s) Restaurants - A-2</p>		<p>PERMIT FEE: \$76.00</p>	
<p>Type of Application Load Change</p>		<p>Occupied Sq. Footage 2400</p>		<p>Approved Use(s) Restaurants - A-2</p>	
<p>Conditions/Restrictions</p> <p>As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.</p>					
<p>Director: Linda K. Argo</p>		<p>Permit Clerk: Stacie Williams</p>		<p>Expiration Date</p>	
<p>TO REPORT WATER, FLOOD OR FIRE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DISTRICT OF COLUMBIA FIRE DEPARTMENT 1-800-457-1233</p> <p>FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9997</p> <p>TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-6557</p>					



1st Street Northwest / R Street Northwest, Washington, United States
Address is approximate



Photos

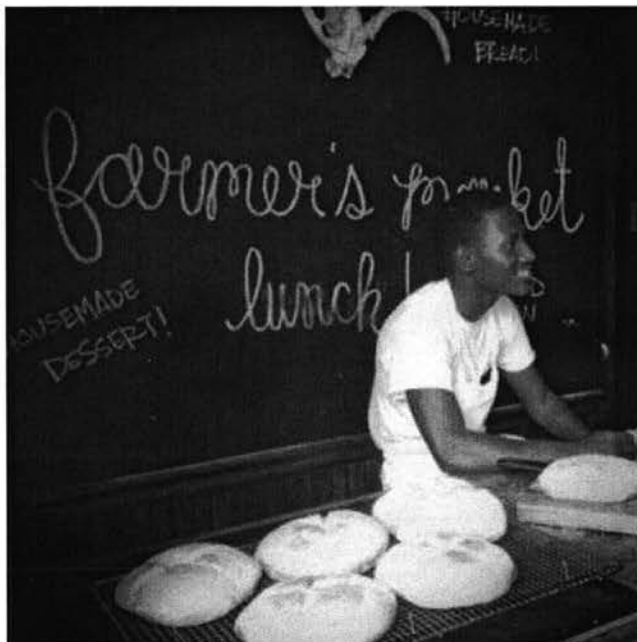






The Cafe currently provides jobs for:

- 5 families with children,
- 9 local families,
- 22 neighborhood residents,
- 33 local residents.



- The Big Bear Café contributes significantly to the District of Columbia business tax base,
- It plays an essential role in the promotion of neighborhood business growth, local real estate sales, apartment rentals, neighborhood visibility, and community development.



The Big Bear Cafe is a successful, locally owned and operated neighborhood business:

- was the North Capitol Main Street “Neighborhood Business of the Year” in 2008.
- won the Mayor’s Environmental Excellence Award in 2009,
- was selected as a part of “Best of Washington” for the Washingtonian Magazine 2009-2011,
- was recognized with “Best Cappuccino” in the Washington Post Express. The commercial use of the Property is an essential part of our community.

expressnighoutout.com

BEST of 2012

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Best Indie Coffee Shop: Big Bear Cafe

BY RUDI GREENBERG POSTED ON NOVEMBER 06, 2009



LOCAL, SUSTAINABLE AND AUTHENTIC are three of the guiding principles at **Big Bear Cafe**. That, and you won't find **Splenda** anywhere on the premises. "It takes away from the purity and essence of the coffee and espresso," says **Jo-Elle Burgard**, one of the cafe's managers. The Eckington building dates back to 1895, when it housed a corner store that may have been called the Big Bear Market (the owners don't know for sure). Its current incarnation opened with a simple goal: "To have a community meeting place," Burgard says.

Her Fave: It's a tie between Peregrine and Chinatown Coffee Company for Burgard's non-Big Bear place to grab a cup of joe.

» Big Bear Cafe, 1700 1st St. NW; 202-470-5543; bigbearcafe-dc.com

» Explore a full list of the year's winners at the Best of 2009 index.

Photo by Kevin Dietsch for Express

WASHINGTON BUSINESS JOURNAL

Friday, May 25, 2007

Developers bullish on Northwest's Bloomingdale

Washington Business Journal - by Erin Killian Staff Reporter

For the Bloomingdale neighborhood in Northwest D.C., revitalization begins with a cup of coffee.

Or so hope Stuart Davenport and Lana Labermeier, a husband-and-wife team that plans to open an independent coffee shop as a community-gathering spot in the little-noticed Bloomingdale neighborhood.

The **Big Bear Cafe**, at 1700 First St. NW, will be the second coffee shop to open in as many years in the area, which encompasses the North Capitol Street stretch between Rhode Island and New York avenues, just west of Shaw and north of the emerging North of Massachusetts Avenue (NoMa) district.

Three blocks away is Window's Cafe, which opened in 2005 at First Street and Rhode Island Avenue.

Some say the two cafes signal the beginning of a renaissance for Bloomingdale.

"There are all of these new people who have moved in and a lot of personalities, but nobody has a



Joanne S. Lawton
Bear essentials: Big Bear Cafe is getting read to open as a community coffee shop in Bloomingdale.

[View Larger](#)

DCist: Big Bear Cafe Opens Up Bloomingdale http://dcist.com/2007/07/06/first_look_big.php
1 of 6 1/10/2008 1:12 PM

JULY 6, 2007

Big Bear Cafe Opens Up Bloomingdale

DCist: Big Bear Cafe Opens Up Bloomingdale http://dcist.com/2007/07/06/first_look_big.php
2 of 6 1/10/2008 1:12 PM

Near sunset on a Tuesday in the middle of May, Lana Labermeier and her husband Stuart Davenport were sitting outside their then-unfinished new Bloomingdale coffee shop, Big Bear Cafe, enjoying a hard earned cold beer after a long day of landscaping work. Unfortunately, their neighbors could hardly let them rest.

"When are you gonna be open?" shouted one man from his car. "Are you hiring?" asked another. "What's this going to be?" "Aren't you open yet?" At least eight different people from the neighborhood stopped to inquire about the status of the cafe in the space of an hour. "It's like this all the time," Labermeier explained.



Clear Designation as “Low Density Commercial” in the Washington DC Comprehensive Plan

Exhibit A. Comprehensive Plan Excerpt - Amendment Act of 2010

RE-ENROLLED ORIGINAL

RE-ENROLLED ORIGINAL

AN ACT

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Comprehensive Plan for the National Capital: District Elements of 2006 to reflect revised policies, actions, and determinations and to update the maps accordingly; to amend the District of Columbia Comprehensive Plan Act of 1984 to require the Mayor to transmit 2 maps to the Council for approval and to publish the Comprehensive Plan; to amend the District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984 to require the Mayor to propose amendments to the zoning regulations or maps to eliminate any inconsistency of the zoning regulations with the Land Use Element of the Comprehensive Plan within 16 months of the effective date of this act; to provide that the text, maps, and graphics of the District elements of the Comprehensive Plan for the National Capital need not be published in the District of Columbia Register to become effective; and to provide that no element of the Comprehensive Plan for the National Capital shall take effect until it has been reviewed by the National Capital Planning Commission.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Comprehensive Plan Amendment Act of 2010”.

TITLE I. COMPREHENSIVE PLAN

Sec. 101. Pursuant to the District of Columbia Comprehensive Plan Act of 1984, effective April 10, 1984 (D.C. Law 5-76; D.C. Official Code § 1-306.01 *et seq.*), the Comprehensive Plan for the National Capital: District Elements of 2006, effective March 8, 2007 (10 DCMR A300 through A2520) (“Comprehensive Plan”), is amended as follows:

(a) Chapter 3 (10 DCMR A300 through A318.11) (Land Use Element) is amended as follows:

(1) Section 302.1 is amended to read as follows:

“Section 302.1. The Comprehensive Plan for the National Capital: District Elements of 2006, effective March 8, 2007 (10 DCMR A300 through A2520) (“Comprehensive Plan”), is amended as follows:

(14) The Riggs Road North Industrial Park, as defined in the Riggs Road and South Dakota Area Development Plan adopted by the Council in March 2009, bounded on the north by New Hampshire Avenue, N.E., on the east by 3rd Street, N.E., on the south by Riggs Road, N.E., and on the west by 1st Street, N.E., is changed from production, distribution and repair to mixed use moderate density residential and moderate density commercial.

(15) The Rudolph School parcel located at 5200 2nd Street, N.W., which is located on the west side of 2nd Street, N.W., between Hamilton and Ingraham Streets, N.W., is changed from local public facilities to moderate density residential.

(16) The triangular District government parcel located at 219 Riggs Road, N.E., bounded by Riggs Road, N.E. to the north, South Dakota Avenue, N.E., to the east, Kennedy Street, N.E., to the south, and 1st Place, N.E., to the west, is changed from production, distribution, and repair to mixed use medium density residential and medium density commercial.

(17) The low density residential land use area bounded by Adams Street, N.E., to the north, 31st Street, N.E., to the east, the rail line near V Street, N.E., to the south, and 30th Place, N.E. (including Lot 25 in Square 4376) to the west, is changed to moderate density residential.

(18) The parcel located at 1700 1st Street, N.W. (Lot 800 in Square 3103), at the northwestern corner of 1st and R Streets, N.W., is changed from low density residential to mixed use low density residential and low density commercial.

(19) The fringe parking lot at the southwestern corner of Michigan Avenue, N.E., and Irving Street, N.E., in Square 3499, is changed from federal to mixed use medium density residential and moderate density commercial.

(20) The Langston School parcel at 33 P Street, N.W., which is located on the north side of P Street, N.W., between North Capitol Street, N.W., and 1st Street, N.W., is changed from moderate density residential to mixed use moderate density residential and moderate density commercial.

(21) The Slater School parcel at 45 P Street, N.W., which is located on the north side of P Street, N.W., between North Capitol Street, N.W., and 1st Street, N.W., is changed from moderate density residential to mixed use moderate density residential and moderate density commercial.

(22) The MM Washington School parcel at 27 O Street, N.W., which is located on the north side of O Street, N.W., between North Capitol Street, N.W., and 1st Street, N.W., is changed from moderate density residential to mixed use moderate density residential and moderate density commercial.